

MEMORANDUM TO THE INDUSTRY

TO: All Builders, Developers, Engineers, Site Contractors, and Distributors Engaging in the Installation of Loudoun Water’s Systems

FROM: Huy Tran, P.E., LEED AP_(BD+C), Manager of Land Development Programs

DATE: December 18, 2023

SUBJECT: Updates to: Rates, Availability Charges and other Fees, Meter Costs, Development Processes

Loudoun Water Rates, Availability Charge and other Fees Increases – Effective January 1

Note that effective January 1, Loudoun Water’s updated rates, charges and fees for **2024** will go into effect. All fees and charges quoted in Loudoun Water approval letters will be valid up to December 31st.

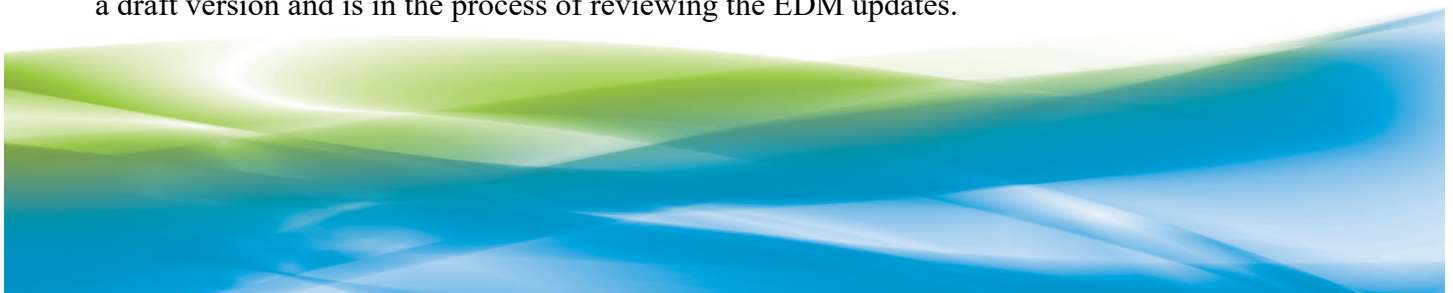
In its December 9, 2021 meeting, the Loudoun Water Board of Directors adopted a **3.0% increase**, each year, to the user rates, availability charges, fixed charges, and other fees and charges effective January 1 beginning for 2022, 2023, **2024** for the following:

- Water, Sanitary Sewer, and Reclaimed Water User Rates
- Availability Charges
- Connection Charges
- Plan Review (base and per linear foot) fees
- Inspection (minimum and per linear foot) fees
- Closed Circuit TV (base and per linear foot) fees
- Record Drawing (base and per linear foot) fees

Please make sure to download and use the most current and updated Loudoun Water Utility Extension Request (UER) form that is located on our website (www.loudounwater.org), as any plans submitted on an older form will produce incorrect plan review fee amounts and will result in the submission not to be processed until full payment amount has been received.

Engineering Design Manual (EDM) 2024 Update

Loudoun Water is in the process of updating the EDM. NVBIA/NAOIP sub-committee group has a draft version and is in the process of reviewing the EDM updates.



Updates to meter costs

Effective January 1, the Loudoun Water meter costs based on connection size will be updated as follows:

| Connection Size | Price |
|-------------------------------|--------------|
| ¾" Residential/Commercial | \$315.00 |
| ¾" Reclaimed | \$365.00 |
| 1" Residential/Commercial | \$375.00 |
| 1" Residential with Fire line | \$400.00 |
| 1" Reclaimed | \$425.00 |
| 1 ½" Commercial (water/sewer) | \$1,800.00 |
| 2" McCrometer | \$6,150.00 |
| 2" McCrometer I-Reclaimed | \$6,200.00 |
| 2" Reclaimed | \$1,950.00 |
| 2" Commercial (water/sewer) | \$1,900.00 |
| 3" McCrometer | \$6,250.00 |
| 3" McCrometer -Reclaimed | \$6,300.00 |
| 3" Reclaimed | \$2,450.00 |
| 3" Commercial (water/sewer) | \$2,400.00 |
| 4" McCrometer | \$6,450.00 |
| 4" McCrometer -Reclaimed | \$6,500.00 |
| 4" Reclaimed | \$3,300.00 |
| 4" Commercial (water/sewer) | \$3,250.00 |
| 6" McCrometer | \$6,700.00 |
| 6" McCrometer -Reclaimed | \$6,750.00 |

Due to the supply chain issues, Loudoun Water continues to see extended lead times and increased costs from many manufacturers and suppliers. Loudoun Water will update its meter costs semi-annually in June and December every year moving forward. We continue to monitor, communicate, and coordinate with our vendors to ensure proper inventory levels are met. Please communicate with Loudoun Water the dates of your meter needs, as this will assist Loudoun Water in ensuring we have the size meter(s) on hand in our inventory.

Land Development Process Reminders and Updates

Reminder that the following modifications are currently in effect:

- Prior to Loudoun Water's construction permit issuance, all documents stated in the approval letters will be required, including, if applicable: onsite and offsite easements, estimated flow acknowledgements, approved materials list, pump around and water shut down forms.
- End of year submissions – In order to accommodate necessary internal fiscal year-end close out work, Loudoun Water is extending the review timeline an additional 2 weeks for any plan submissions whose review time spans within the last week of the year and the first week of the new year. This revised schedule has been listed on the Loudoun Water website.

Effective in January 2024, the following Land Development processes will be updated and go into effect:

- Redefining RAPs: Any plan submissions received after approval and prior to construction permit, will be treated as re-submissions with corresponding design review timelines. Submissions received after construction permit, will be treated as RAPs (Revision After Permit), with applicable review times.
- Construction cost estimates updated – Due to recent years' high inflation percentages, Loudoun Water is updating the bond unit costs for construction estimates, which will go into effect January 1, and moving forward will be updated on an annual basis. The construction estimate costs will be adjusted annually based on the ENR (Engineering News Record) Construction Cost Index.
- Reimbursement unit costs – The reimbursement unit costs for 2024 have been updated and will be adjusted annually based on the ENR Materials Cost Index.
- Use of any reduced performance and payment guarantee amounts will require minimum 50% of the original total construction cost estimate. If guarantees are posted as letter of credit or cash, the amount is eligible for reduced amounts (25% for LOC and 50% for cash respectively). No further reductions of the guarantee will be allowed until the passing of the Beneficial Use Inspection. Performance bonds shall not be for amounts less than \$10,000.
- A completed plan review checklist is required to be submitted by the consulting engineer with every plan submission. The checklist can be downloaded on Loudoun Water's website.
- Loudoun Water will launch an online map that will provide user access to existing flow test reports performed in the last 5-years. Additional information will be available on the Loudoun Water website once this new map feature is available.
- Loudoun Water website –The Rates, Fees, Charges and Penalties webpage, UER, Predesign meetings, Engineering Inquiries forms, and consolidated forms page will all be updated.

Sign up to receive emails like these from Loudoun Water for news and updates relating to the development industry here: (<https://www.loudounwater.org/developers-new-construction/technical-memos-industry>).